

# **ADU Regulatory Overview**

***ADUs State of the Market***

June 25, 2024



**WELCOME**

**Mark  
Carmona**

**Chief Housing Officer**  
City of San Antonio



**Towne Twin, San Antonio, TX**

# STRATEGIC HOUSING IMPLEMENTATION PLAN (SHIP) INITIATIVE

INCREASE AFFORDABLE HOUSING PRODUCTION, REHABILITATION, AND PRESERVATION (HPRP)

**HPRP 3: Increase number of accessory dwelling units available as affordable housing through system wide approach.**









# ADU Regulations

Krystin  
Ramirez-  
Ponce

Redevelopment Officer  
City of San Antonio



**Our Casas ADU, San Antonio, TX**

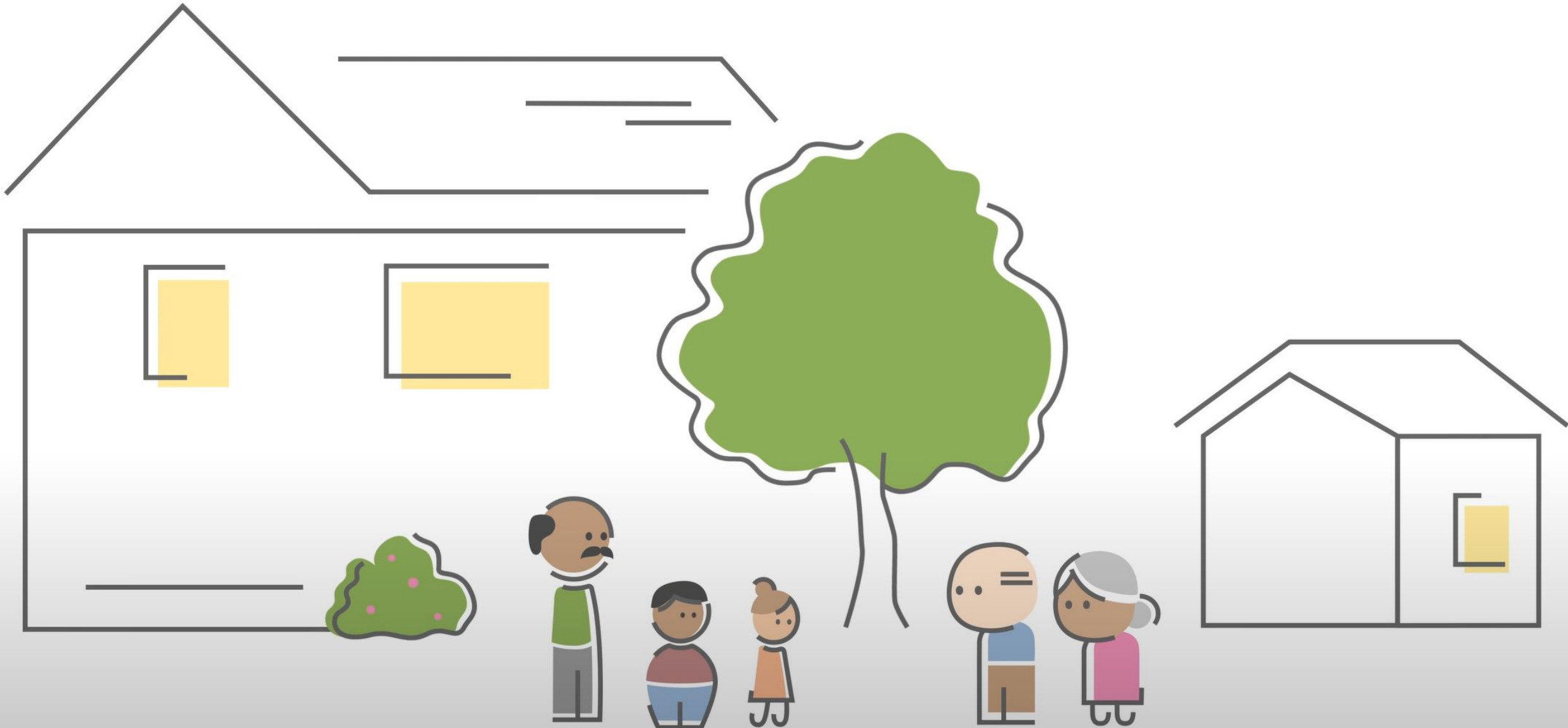
# Accessory Dwelling Units

Small house on the **same lot** as a larger, main house. It includes at least a bathroom, kitchen, and living space. ADUs can be created in two ways. They can be connected to the main house, like an add-on or garage apartment (attached). **They can also stand as a separate building from the main house (detached).**

ADUs are sometimes called by the following names:

- a casita
- in-law suite
- alley home
- garage apartment







# Accessory Dwelling Units

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## Code Requirements:

- Owner Occupied: Owner Must reside in main house or ADU
- Permitted Zoning Districts: R-1, R-2, R-3, R-4, R-5, RM-4, RM-5, RM-6 and multi-family districts limited to a total of 5 units
- Up to 800 sq ft or 50% of the size of the main house (whichever is larger)
  - Cannot exceed 1,600 square feet





# Accessory Dwelling Units

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## Code Requirements:

- Detached ADUs: limited to 2 stories and 25 ft in height
  - Setbacks: may be located 3 feet or more from side and rear property lines
- Attached ADUs: must comply with height limit restrictions from zoning district
- Parking: Only ADUs over 800 sq ft require dedicated off-street parking space



# ADU Program: Overview



**Our Casas ADU, San Antonio, TX**

# ADU Program

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## Day-to-day Logistics:

- The ADU Program will be managed by City of San Antonio's **Neighborhood & Housing Services Department**.

## Other Departments Collaborating on Elements of the Program:

- Office of Historic Preservation
- Development Services Department
- Diversity, Equity, Inclusion & Accessibility Department





# ADU Program



**ADU Design  
Competition**

**Permit-  
Ready Plans**

**Incentives**

**Resources**



# ADU Program



## ADU Design Competition

An ADU Design Competition was held from July to September 2023 to receive design and input from K – Grey applicants. Seven selected winners were honored at a ceremony **on November 11, 2023.**

## Permit-Ready Plans

## Incentives

## Resources

# ADU Program



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## Permit-Ready Plans

Permit-ready Plans are prototypical plans that will be approved by DSD. These are intended to expedite plan review and support streamlining the permitting process. Permit-Ready Plan will live on the City's website and will include a rendering and 80% construction plans.

**RFQ Released:** March 22<sup>nd</sup>  
**RFQ Closed:** May 24<sup>th</sup>

## Incentives

## Resources



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## Incentives

Incentives make ADU's more affordable for low-income homeowners and we are exploring several pathways, including fee waivers, grants, and partnership incentive support.

## Resources

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## Resources

The ADU Program website will include education materials about the benefits of ADU's, process to construct and finance an ADU. These resources will be available in a concise accessible location.

- **List of ADU Contractors**
- **Building an ADU 101**
- **Hiring a Contractor**
- **Financing an ADU**

# ADU Program



**ADU Design  
Competition**

**Permit-  
Ready Plans**

**Incentives**

**Resources**

**Program to Launch: August 26, 2024**



# ADU Program



Securing  
Permit-  
Ready Plans



Securing  
Financing



Hiring a  
Contractor



Getting a  
Permit



Construction  
Project  
Management



**THANK YOU!**

**Mark Carmona**

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**Krystin Ramirez-Ponce**

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